

Department of Public Safety - Commonwealth of Massachusetts  
One Ashburton Place – Boston – MA 02108  
Board of Elevator Regulations – Hearings  
Minutes – November 2, 2010 – 1:00PM

**PRESENT:**

John Caughey, Chairman  
John Otis, Member  
Sandra Pickering, DPS – Admin Asst.      Gene Piermattei, Secretary – Designee  
Deborah Ho, DPS – Admin Asst.

**GUEST:**

Pamela Humphrey – 131 Commonwealth Avenue – Boston – Owner  
Peter Wallack – Delta-Beckwith Elevator

Brian Gorski – Hyatt Hotels – 1 Ave de Lafayette – Boston, MA  
Rich Parson – Schindler Elevator  
Heidi Arrowsmith – Schindler Elevator

**ABSENT/EXCUSED:**

Harold J. McGonagle, Member      Kevin McGettigan, Member      Michael J. Nicolero, Jr., Member  
John O'Donoghue, Member

- 
- I. Meeting called to order – John Caughey, Chair – introductions of the board members -Gene Piermattei, Secretary – Reciting the General Laws – Reviewing the minutes – No Quorum present – no vote will be taken – Petitioners can either heard or re-schedule to November 16, 2010 or have their case be heard and will need to hold until a quorum is present before a vote can be taken.
  - II. **1:00PM – 131 Commonwealth Avenue – Boston, MA**  
Petitioner request to re-schedule
  - III. **1:20PM – Hyatt Hotels -1 Ave De Lafayette – Boston, MA**  
John Caughey cites the Opening Meeting Laws – Public Hearing - rules and regulations to the Guest – welcomes the petitioners – introduction of members – there is no quorum present for this hearing – there will be no votes taken – although the case can be heard and will be on hold until a quorum is present - Gene Piermattei, Secretary, recites the General Court laws, sections, rights to have legal counsel if needed – administering the oath – Petitioner is requesting a variance to remove a partitioned wall and relocate disconnects to strike jamb side of MR door – has a permit been applied for – Ms. Arrowsmith stated that a permit has been applied for – pictures are shown and distributed – pictures shows the area of which the petitioner is requesting the variance.

Ms. Arrowsmith- in regards to 1-P-4920 – Presently the Hotel is looking to keep the expansion tanks in the machine room – with that, they will need to go into the machine room where there are expansion tanks, that have been in the machine room since 1993. Mr. Garski states - the expansion tanks are just for the heating system. This

disconnects have nothing to do with the elevator – it's a large room and the tanks sits idle by themselves – the disconnects are in the machine room – Mr. Otis asked what exactly are expansion tanks – Mr. Gorski stated that they are tanks that when the hot water is running, then there is a need for expansions and the tanks are used for a cushion for that purpose. – Mr. Otis asks where are the elevators in connection with the tanks – off to the left side runs along the shaft – the tanks are located up by a cat walk up stairs – Mr. Piermattei ask is the tanks have plug – no plugs – Mr. Otis is requesting more pictures for the exact locations of the tanks – tank have been placed after the elevator was install – it had been there for many years probably since 1983 – Many questions as to when and why the elevator and expansion tanks are so close to each other – the hotel and elevator company does not know the answer seeing it was before they came on board. – Westinghouse staff had built the entity of the elevator – moving the expansion tanks would cost a lot of money - Mr. Otis stated that they do not want the DPS Elevator staff to into an area the tanks are and vice versa for safety purpose – Mr. Gorski stated that if there is any issue the Hotel staff would bring it to there their attention – THIS VARIANCE WILL BE PUT ON HOLD UNTIL A QUORUM IS PRESENT.

Ms. Arrowsmith stated in reference to 1-P-4922 – remove water piping in machine room – an air conditioner in the machine room – is a temperature control AC that belongs to the Hyatt Hotel - Mr. Gorski stated that this machine room share 1 of 2 elevators- 1 is the Hyatt and 2 belongs to the Corporate Center – Mr. Piermattei asked what is going on with the water pipe – Mr. Gorski - showing pictures of the water pipe - describing where the connections of an old elevator that was used during the time when a shopping mall was active – the connections with the water pipes and the machine room – piping has been there for over 20 years – need to be attended to – most of the items on the pictures have been installed for over 20 years. The elevators inspectors have sighted the hotel for the open water pipes. – the partition that is sticking out might be an issue – very dangerous – Mr. Caughey stated that he will request the it be abated – if necessary, will give an extension – before the shut down.

Submitted by: Deborah Ho